

Newport Hills Land Proposal

What mix of uses and building forms would be
successful ?

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Current Land Use

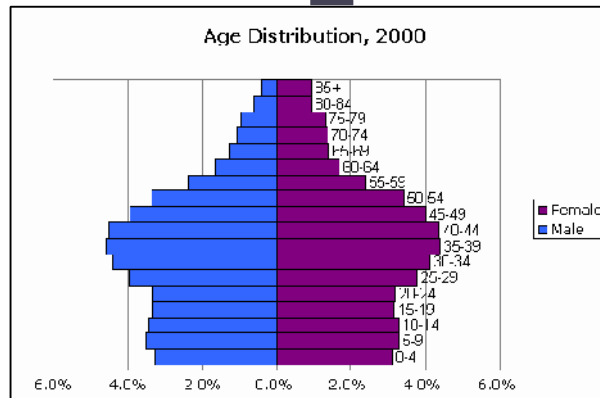
- Built in the 1960's
- Strip Mall
- Commercial
- Residential
- South of Bellevue



About Newport Hills

Household Income		King County	Washington
Less than \$10,000		6.40%	7.56%
\$10,000 to \$14,999		4.24%	5.49%
\$15,000 to \$19,999		4.30%	5.57%
\$20,000 to \$24,999		5.04%	6.10%
\$25,000 to \$29,999		5.30%	6.21%
\$30,000 to \$34,999		5.57%	6.32%
\$35,000 to \$39,999		5.42%	6.01%
\$40,000 to \$44,999		5.36%	5.84%
\$45,000 to \$49,999		4.86%	5.28%
\$50,000 to \$59,999		9.22%	9.71%
\$60,000 to \$74,999		11.95%	11.69%
\$75,000 to \$99,999		13.62%	11.64%
\$100,000 to \$124,999		7.57%	5.69%
\$125,000 to \$149,999		3.90%	2.60%
\$150,000 to \$199,999		3.44%	2.10%
\$200,000 or more		3.81%	2.17%

Chart comparing household incomes in King County and Washington



Population Pyramid for the area



Image of the Red Apple (now closing) in the strip mall

Field Research Information



The Mustard Seed Restaurant/Pub

- Many businesses (Red Apple, Hallmark, pharmacy nearby) are closing
- NHCC* met in May of 2010 with a plan to help the shopping center
- “...Trader Joe’s & major coffee chains have all been contacted (some repeatedly) and they are not interested in Newport Hills...”-Heidi Dean (Resident & member of NHCC)





*NHCC-Newport Hills Community Club

Field Research Information

- “...[We need to] bring our shopping center to the attention of the COB (City of Bellevue)...” –Robin Bentley (Resident)
- “[The Red Apple] left a big hole in the neighborhood.”
-Robin Bentley (Resident)
- To make best use of the land, we need to modernize
- Get attention of successful businesses



Proposed Land Use Changes

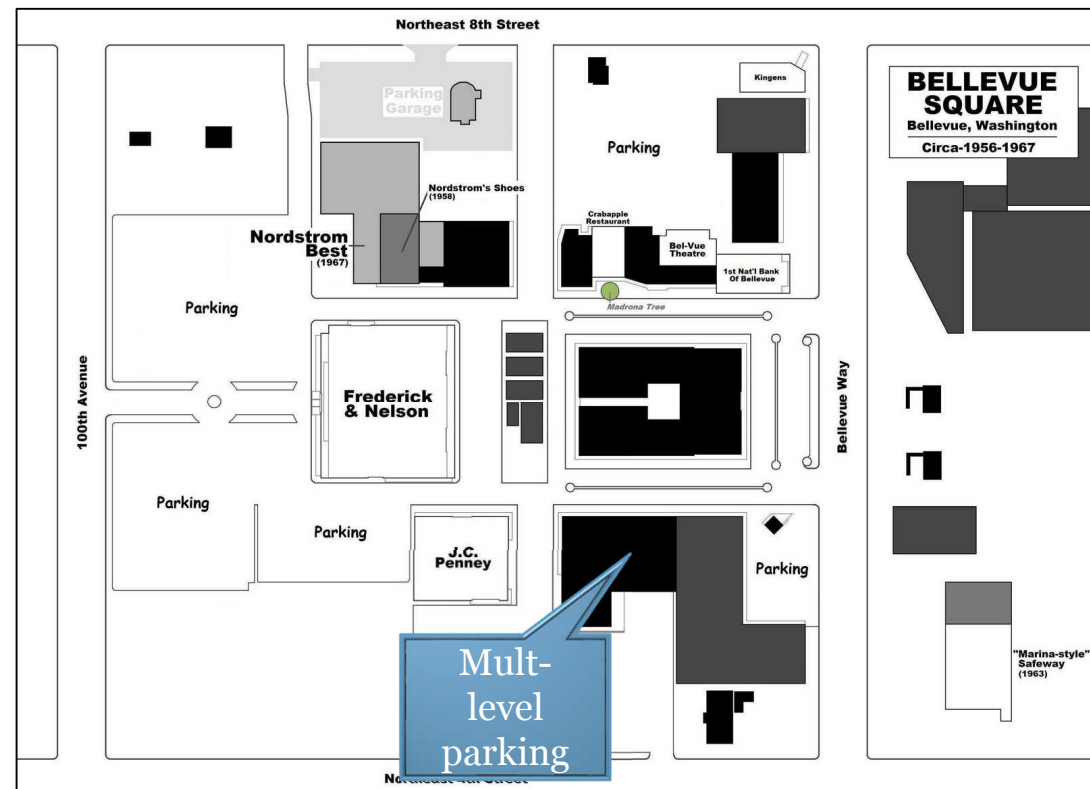
-  -Trees
-  -Construction
-  -Modernizing/
Updating
-  -Park or
Recreation Idea



Justification of Changes

- A park will attract families
- Modernizing shopping center and surrounding areas will attract bigger/desirable businesses (Starbucks, Trader Jo's, etc)
- "...Defining the roles of employment areas and shopping centers outside Downtown."
- "Makes efficient use of urban land"
- "...Bringing neighbors together...[and] residents reveal a continuing desire for places to gather and connect with other neighbors..."
- Create a genuine, desirable third place

Aesthetically pleasing to look at



SOURCES

- [http://www.trulia.com/real estate/Newport Hills-Washington/community-info/](http://www.trulia.com/real_estate/Newport_Hills-Washington/community-info/)
- <http://www.newporthillscommunityclub.org/blog/?p=1162>
- [http://seattletimes.com/html/localnews/2009003720 shoppingcenter08m.html](http://seattletimes.com/html/localnews/2009003720_shoppingcenter08m.html)